

PLANNING AND ZONING COMMISSION
Wednesday, October 5, 2016
STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, October 5, 2016** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 9/29/2016 11:23 AM

NOTE: Items listed under Section 5 of this Agenda marked by an asterisk (*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES**

Minutes of the regular meeting of September 7, 2016.

5. **ACTION ITEMS:**

A. * **APL14-0009 CARINO ESTATES AREA PLAN AMENDMENT/DVR14-0029/PPT16-0012 SERENADE**

Request Area Plan Amendment to the Carino Estates Area Plan from Rural Ranchette to Low-Density Residential, and rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for single-family residential, with Preliminary Development Plan approval for subdivision layout and housing product, and Preliminary Plat approval for a 6.7-acre, 16-lot single-family residential subdivision. The subject site is located east of the southeast corner of Alma School and Germann roads. **(REQUEST CONTINUANCE TO THE NOVEMBER 2, 2016, PLANNING COMMISSION HEARING)**

B. * DVR16-0007 LANDMARC – CHANDLER HEIGHTS

Request rezoning from Agricultural (AG-1) to Planned Area Development for a single-family residential home, with Preliminary Development Plan approval for site layout. The 1.1-acre site is located east of the southeast corner of Chandler Heights Road and 130th Street.

C. * DVR16-0015 CORONADO ESTATES

Request rezoning from Planned Area Development (PAD) to PAD Amended to eliminate a zoning condition requiring single-story homes, along with Preliminary Development Plan approval for setbacks. The subject site is located at the north of the northeast corner of Coronado and Galveston streets, north of the northeast corner of the Loop 101 freeway and Chandler Boulevard.

D. * DVR16-0021 WARNER PROFESSIONAL CENTER

Request rezoning from Planned Commercial Office (PCO) district to Planned Area Development (PAD) for PCO uses, along with a Preliminary Development Plan for signage. The existing development is located at 1257 W. Warner Road, west of the southwest corner of Warner and Alma School roads.

E. * PDP16-0005 PRIMROSE SCHOOL OF CHANDLER

Request Preliminary Development Plan (PDP) approval for site layout and building design for a preschool/childcare development. The property is located at the northwest corner of Chandler Boulevard and Terrace Road, east of Rural Road.

F. * LUP16-0029 HARKINS CHANDLER CROSSROADS THEATRE

Request Liquor Use Permit approval to sell and serve all types of spirituous liquor for on-premise consumption as permitted under a Series 6 Bar License within an existing movie theater located at 2980 E. Germann Road, northwest corner of Germann and Gilbert roads.

G. * LUP16-0032 DOWN TIME WINES, INC.

Request Liquor Use Permit approval to produce, serve and sell wine for on-premise and off-premise consumption as permitted under a Series 1 In-State Producer License with occasional live entertainment indoors. The new business is located at 393 W. Warner Road, Suite 109, southeast corner of Warner Road and Hartford Street.

H. * LUP16-0034 CRUST SIMPLY ITALIAN

Request Liquor Use Permit approval for extension of premises for a patio addition and to continue to sell and serve all types of spirituous liquor for on-premise consumption as permitted under a Series 12 Restaurant License and continue live music indoors at an existing restaurant located at 10 N. San Marcos Place, northeast corner of San Marcos Place and Commonwealth Avenue.

I. * CANCELLATION OF THE OCTOBER 19, 2016 PLANNING COMMISSION HEARING.

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is November 2, 2016 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT